



Lanshaw Terrace, Leeds, LS10

£168,000

None

Tenure: Freehold, **Bedrooms:** 3

Housesimple are delighted to offer this well presented three bedroom semi detached house to market. The accommodation is sure to suit a wide range of buyers and this large family home benefits from extensive gardens to front and rear with driveway offering off road parking. The property comes

Key features:

- Three Bed Semi Detached House
- Situated On A Large Plot
- Well Presented
- Off Street Parking
- Sought After Location
- Viewing Highly Recommended
- Perfect Family Home

Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band A (£90.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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The property comes with gas central heating and is fully double glazed throughout. comprising in brief:

To Ground Floor

Entrance hall

Side entrance porch with storage room and utility room. The utility room features plumbing for washing machine and dryer.

Modern fitted kitchen featuring a range of white high gloss units, with granite worktops and matching flooring. Also wash hand basin and range cooker with large storage cupboard.

Light and airy lounge with double glazed patio doors leading to private rear garden.

To First Floor

Spacious landing area with storage cupboard.

Master bedroom with wardrobe.

Second double bedroom with wardrobe.

Third bedroom

Modern fitted family shower room with shower cubicle, wash hand basin, WC and heated towel rail.

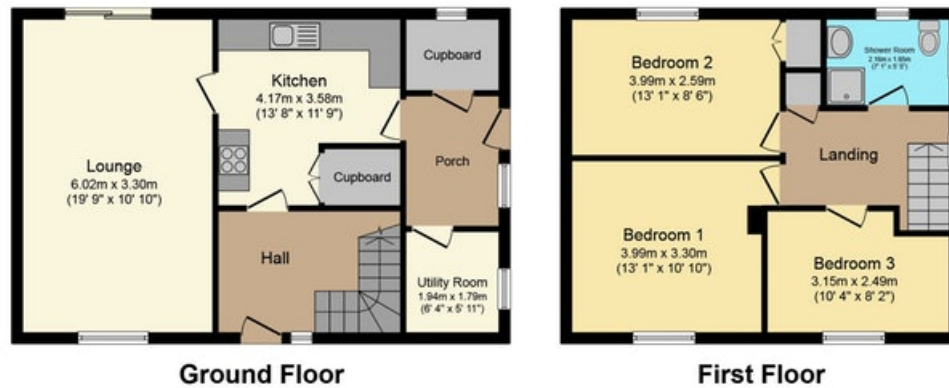
Eternally the accommodation features a large lawn garden with planted borders to front. A driveway offers off road parking to side and the extensive rear garden is mainly lawn with planted beds and borders.

Act quick to avoid disappointment and contact Housesimple today to arrange your viewing.

Location

Middleton is situated approximately four miles from Leeds City Centre and has a range of local shops and amenities at Middleton Circus as well as the new Aldi and Asda stores. The area is well served by regular bus routes to Leeds and the surrounding area and recreational facilities can be found at Middleton Park and the John Charles Centre for Sport. The area offers easy access to the surrounding towns of Morley, Rothwell and Wakefield and is still only a short drive from shopping at the White Rose Centre on the A6110 Ring Road. The local and national motorway networks including M62, M1 and the A1/M1 link is also a short drive away.

Floor plan:



Total floor area 99.0 sq. m. (1,066 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

6, Lanshaw Terrace, LEEDS, LS10 3NX

Dwelling type: Semi-detached house	Reference number: 0061-2841-7150-9301-6891
Date of assessment: 09 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 May 2019	Total floor area: 93 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,889
Over 3 years you could save	£ 699

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 198 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 699 over 3 years</p> </div>
Heating	£ 2,148 over 3 years	£ 1,782 over 3 years	
Hot Water	£ 345 over 3 years	£ 210 over 3 years	
Totals	£ 2,889	£ 2,190	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a2; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c6e0b4; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #fce5cd; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #fff2cc; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e41a1c; padding: 2px;">(1-20) G</td></tr> </table> <p style="margin: 0; font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px;">Current</td> <td style="border: 1px solid black; padding: 2px;">Potential</td> </tr> <tr> <td style="border: 1px solid black; text-align: center; padding: 5px;">12</td> <td style="border: 1px solid black; text-align: center; padding: 5px;">8</td> </tr> </table>	Current	Potential	12	8	<p style="margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="margin: 0;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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(1-20) G													
Current	Potential												
12	8												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
2 Low energy lighting for all fixed outlets	£70	£ 168
3 Heating controls (room thermostat)	£350 - £450	£ 105

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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